

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
ZONING VARIANCE
E/S Manorfield Rd., 325 ft. S of
c/l of Hallfield Manor Rd.
8588 Manorfield Road
11th Election District
5th Councilmanic District
Michael J. Conner, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1801.2.C.2a. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 15 ft. window to tract boundary (side yard), in lieu of the minimum 35 ft., and to amend the Final Development Plan of Hallfield Manor, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of January, 1993 that the Petition for a Variance from Section 1801.2.C.2a. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 15 ft. window to tract boundary (side yard), in lieu of the minimum 35 ft., and to amend the Final Development Plan of Hallfield Manor, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LES:mmn

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 21, 1993

Mr. and Mrs. Michael J. Conner
8588 Manorfield Road
Baltimore, Maryland 21236

RE: Petition for Administrative Variance
Case No. 93-194-A
8588 Manorfield Road

Dear Mr. and Mrs. Conner:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
encl.



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 8588 Manorfield Rd. 21236
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C.2.a (V.B.S.A. C.M.D.P. 2970) to permit a 15' window to tract boundary (side yard) in lieu of the minimum 35', and an amendment to the Final Development Plan of Hallfield Manor.

Safety of my wife at night and protection of our property

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee
(Type or Print Name)
Signature
Address
City State Zip Code
Attorney for Petitioner
(Type or Print Name)
Signature
Address
City State Zip Code
Name Address and phone number of legal owner, contractor, purchaser or representative to be contacted
Name Address Phone No
City State Zip Code

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 21st day of January, 1993, that the subject matter of this petition be set for a public hearing, to be held on January 28, 1993, at 7:00 PM, in the Zoning Board of Appeals, 400 Washington Avenue, Baltimore, Maryland 21204.

RECEIVED BY: 12-14-92
ESTIMATED POSTING DATE: 1-3-93
ITEM #:

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 8588 Manorfield Rd
Baltimore Maryland 21236

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address, (include hearing or protest affidavit):

My wife works late at night with her job on the 1st floor, unfamiliar teenagers running through woods across from my property, and that my car has already been broken into once. I would like to build an enclosed garage on the side of my house for safety and protection.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Michael J. Conner
Michael J. Conner
Bernie A. Conner
Bernie A. Conner

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 14th day of Dec 1992 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael J. Conner + Bernie A. Conner

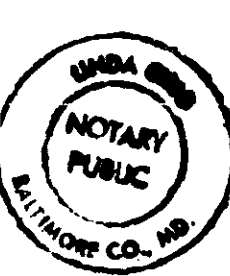
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

13-14-92

My Commission Expires:

July 1, 1993



ZONING DESCRIPTION FOR 8588 MANORFIELD RD.

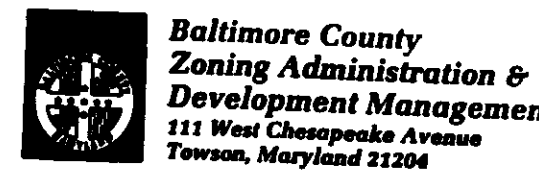
Beginning at a point on the east side of Manorfield Road which is 50 feet wide at the distance of 325 feet +- south of the centerline of the nearest improved intersecting street Hallfield Manor Road which is 60 feet wide.

Being Lot # 50, Block F, Section # 1 in the subdivision of Hallfield Manor as recorded in Baltimore County Plat Book # 38, Folio # 83 containing 5933 Sq. Ft. +- Also known as 8588 Manorfield Road and located in the 11th. Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 12/14/92
Posted for: Michael J. Conner
Petitioner: Michael J. Conner
Location of property: 8588 Manorfield Rd., 21236
Location of Sign: Entry, driveway on property of Petitioner
Remarks:
Posted by: Michael J. Conner Date of return: 12/31/92
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 12-14-92 ACCOUNT: R-001-6150
AMOUNT: \$ 85.00
RECEIVED FROM: Michael J. Conner
FOR: Administrative Variance
6588 MANORFIELD RD. 685.00
BALANCE FOR: YELLOW CASHIER



receipt

Date: 12/15/92
PUBLIC HEARING FEES
010 - ZONING VARIANCE (TRL) 1 X \$50.00
080 - POSTING SIGNS / ADVERTISING 1 X \$35.00
TOTAL: \$85.00
LAST NAME OF OWNER: CONNER

Please Make Checks Payable To: Baltimore County

Cashier Validation

Michael and Bonnie Conner
8588 Manorfield Road
Baltimore, Maryland 21236

Re: CASE NUMBER: 93-194-A
LOCATION: 8/8 Manorfield Road, 325' S c/1 of Halffield Manor Road
8588 Manorfield Road
11th Election District - 5th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before January 3, 1993. The closing date (January 19, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Arnold Jablon
Arnold Jablon
Director

Mr. and Mrs. Michael J. Conner
8588 Manorfield Road
Baltimore, MD 21236

RE: Case No. 93-194-A, Item No. 207
Petitioner: Michael J. Conner, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Conner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Your petition has been received and accepted for filing this
14th day of December 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Michael J. Conner, et ux
Petitioner's Attorney:

Baltimore County Government Office of Zoning Administration and Development Management			
Development Review Committee Response Form			
Authorized signature <i>Dennis A. Murphy</i> Date <i>1/6/93</i>			
Project Name	Waiver Number	Zoning Issue	Meeting Date
Robert E. Ryan and Marianne H. Gillette	199		12-21-92
DED DEPRM RP STP			NC
Baker Land Company	200		
DED DEPRM RP STP			NC
Kenneth E. and Carol C. Lentz	201		
DED DEPRM RP STP			NC
Aubrey N. and Ruth N. Freeman	202		
DED DEPRM RP STP			NC
COUNT 4			
Charles A. Wagandt	203		12-28-92
DED DEPRM RP STP TE			Comment
Walter Dempsey Lee and Carolyn Shaw	204		
DED DEPRM RP STP TE			NC
Thomas Booth, Louis and Elmer Morsberger	205		
DED DEPRM RP STP TE			Comment
Michael J. and Bonnie Conner	207		
DED DEPRM RP STP TE			NC
Wyanness Associates Limited Partnership	208		
DED DEPRM RP STP TE			Comment
James G. and Pamela J. Miller	209		
DED DEPRM RP STP TE			NC
Sarkis G. and Susan T. Aghazarian	210		
DED DEPRM RP STP TE			NC
Pickersgill, Inc.	212		
DED DEPRM RP STP TE			

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: # 207 (RT)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Robert A. Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7585 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5993 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 5, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee
(December 28, 1992)

The Office of Planning and Zoning has no comments on the following petitions:

Charles Wagandt, Item No. 203
Walter and Carolyn Shaw, Item No. 204
Michael and Bonnie Conner, Item No. 207
James and Pamela Miller, Item No. 209
Sarkis and Susan Aghazarian, Item No. 210
Stephen and Mary Catherine Fox, Item No. 211

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: *Francis Morsey*

Division Chief: *Garry L. Lewis*

PK/PH:rdm

ITH20479.ZAC/ZAC1

DPW/Traffic Engineering Development Review Committee Response Form			
Authorized signature <i>William H. D'Amico</i> Date <i>1/19/93</i>			
Project Name	Waiver Number	Zoning Issue	Meeting Date
Charles A. Wagandt	203		12-28-92
DED DEPRM RP STP TE			W/L
Walter Dempsey Lee and Carolyn Shaw	204		
DED DEPRM RP STP TE			N/L
Thomas Booth, Louis and Elmer Morsberger	205		
DED DEPRM RP STP TE			W/L
Michael J. and Bonnie Conner	207		
DED DEPRM RP STP TE			N/L
Wyanness Associates Limited Partnership	208		
DED DEPRM RP STP TE			W/L
James G. and Pamela J. Miller	209		
DED DEPRM RP STP TE			N/L
Sarkis G. and Susan T. Aghazarian	210		
DED DEPRM RP STP TE			N/L
Pickersgill, Inc.	212		
DED DEPRM RP STP TE			N/L
Stephen Thomas Fox and Mary Catherine Wilson	221		
DED DEPRM RP STP TE			N/L
COUNT 9			
Stonegate at Patapsco (Azeal Property)			
90476 ZON DED TE (Waiting for developer to submit plans first)			6-1-92
COUNT 1			
FINAL TOTALS			
COUNT 10			

Rec'd 1/14/93

RE: Property Owner: MICHAEL J. CONNER AND BONNIE CONNER

Location: #8588 MANORFIELD ROAD

Item No.: *207 (RT) Zoning Agenda: DECEMBER 28, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

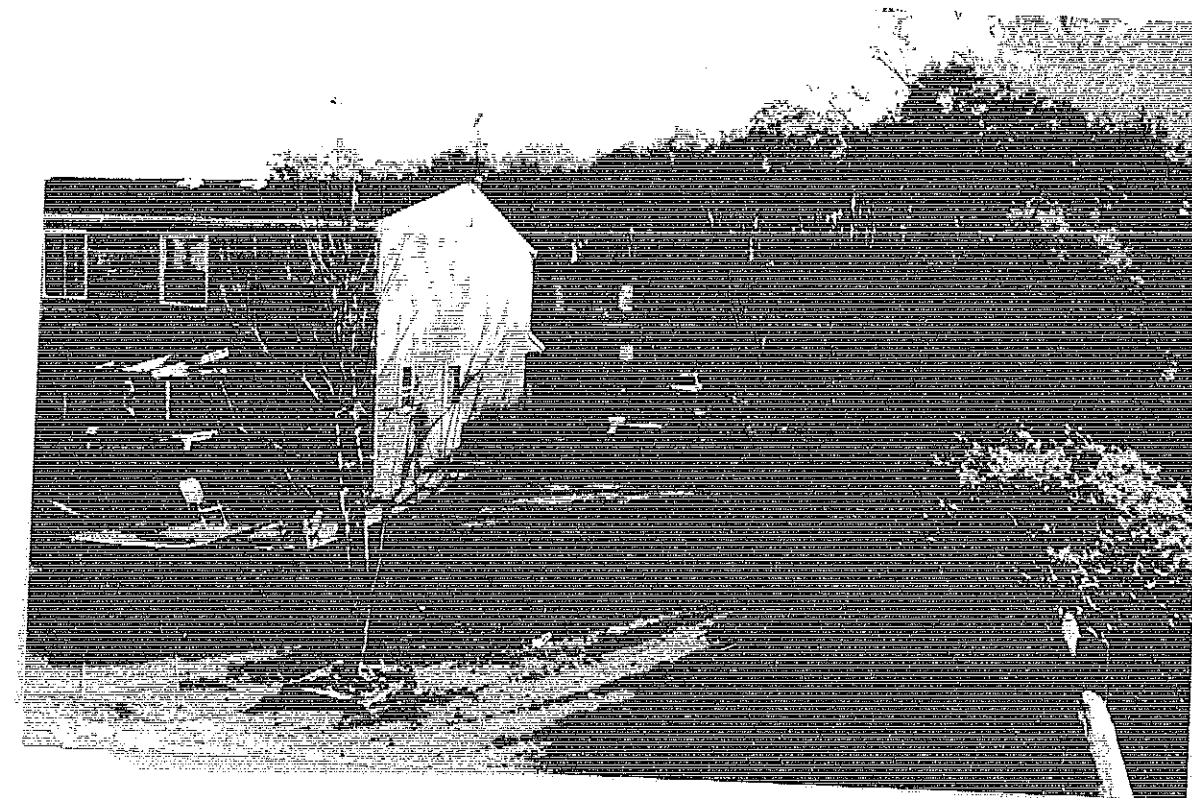
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *John J. ...*
Planning & Zoning
Special Inspection Division

JP/KEK



Front Elevation - (East Side)



Rear Elevation - (West Side)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8588 Manorfield Rd

Subdivision name: Hallfield Manor

plat book # 52, folio # 85, lot # 50, section # F

OWNER: Michael & Bonnie Conner

HALLFIELD MANOR R-40 (60 ft wide)

Petitioner's Exp. #1

North arrow pointing up.

date: 11/30/92

prepared by: MANIK & KUNT

Proposed Addition

Scale of Drawing: 1" = 20' 93-194-A

LOCATION INFORMATION

Councilmanic District: 5

Election District: 11

1"-200" scale map: NE9G

Zoning: DR5.5

Lot size: .14 square feet

acres: 6,325

SEWER: ☒ ☐

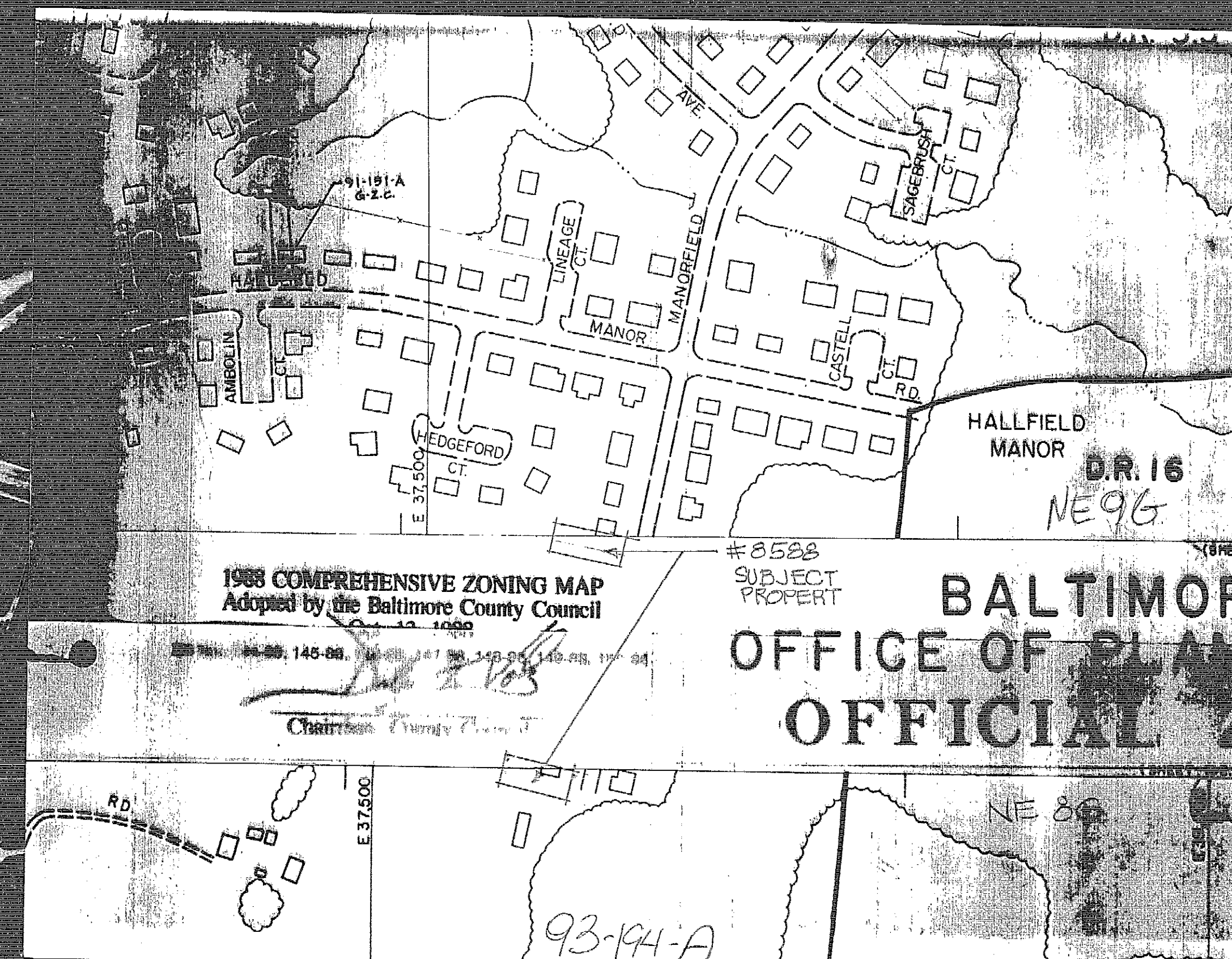
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

93-194-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200'±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

PERRY HALL

SHEET

NE
9-G